

FOR SALE

12 Grattan Terrace, Duntahane, Fermoy,
Co. Cork. P61 PF24



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this lovely 3-bedroom mid-terrace 2 storey residence. The property is in an excellent location within walking distance of all amenities.

This residence has lots of potential as a family home or as an investment opportunity. The property is in excellent condition throughout and offers spacious living accommodation.

ACCOMMODATION

Entrance Hall: 5ft 2 X 23ft
Carpet, radiator and pine staircase.

Sitting Room: 15ft 9 x 12ft
Open fireplace, radiator and timber flooring. Window.

Kitchen - dining room: 12ft X 10ft 3
Vinyl Floor covering. Fully fitted wall and floor kitchen units with tiled splashback. Plumbed for washing machine. Stainless steel sink with mixer tap. Wired for electric cooker. Radiator. Window. Door leading to rear yard.

Guest WC off the hall: 3ft 5 X 6ft 2
Vinyl floor covering. Toilet and wash hand basin. Window.

UPSTAIRS

Spacious landing with pine floor, hot press, and dual immersion.

Bedroom 1: 10ft 4 X 9ft 10
Tongued and grooved timber flooring, radiator and one window.

Bedroom 2: 16ft 1 X 7ft 3
Built in wardrobe including vanity unit, radiator, carpet and one window.

Bedroom 3: 8ft 3 X 12ft 8
Carpet, built in wardrobe, radiator and one window.

Bathroom: 6ft X 7ft 3
Laminated timber flooring, walk in shower unit with electric shower. Toilet, wash hand basin with storage underneath and tiled splashback. Window and extractor fan.

OUTSIDE:

The property has walled in rear yard with a concrete shed measuring 8ft X 6ft with light and power. The front of the property has a concrete walled in driveway with gravel chips.

Services.

- Mains water and mains sewage
- Gas central heating
- Open fire

FEATURES

- Prime location.
- Lovely presented 3-bedroom house.
- Close to all amenities.
- Private parking.
- BER C3.

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TEL: 025 393 21

MOB: 086 1895 128

EMAIL: info@paulodriscollauctioneer.ie



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